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DELAWARE COUNTY IOWA
FILED

8 PAGE 1
PEYTON
RECORDER

16.00

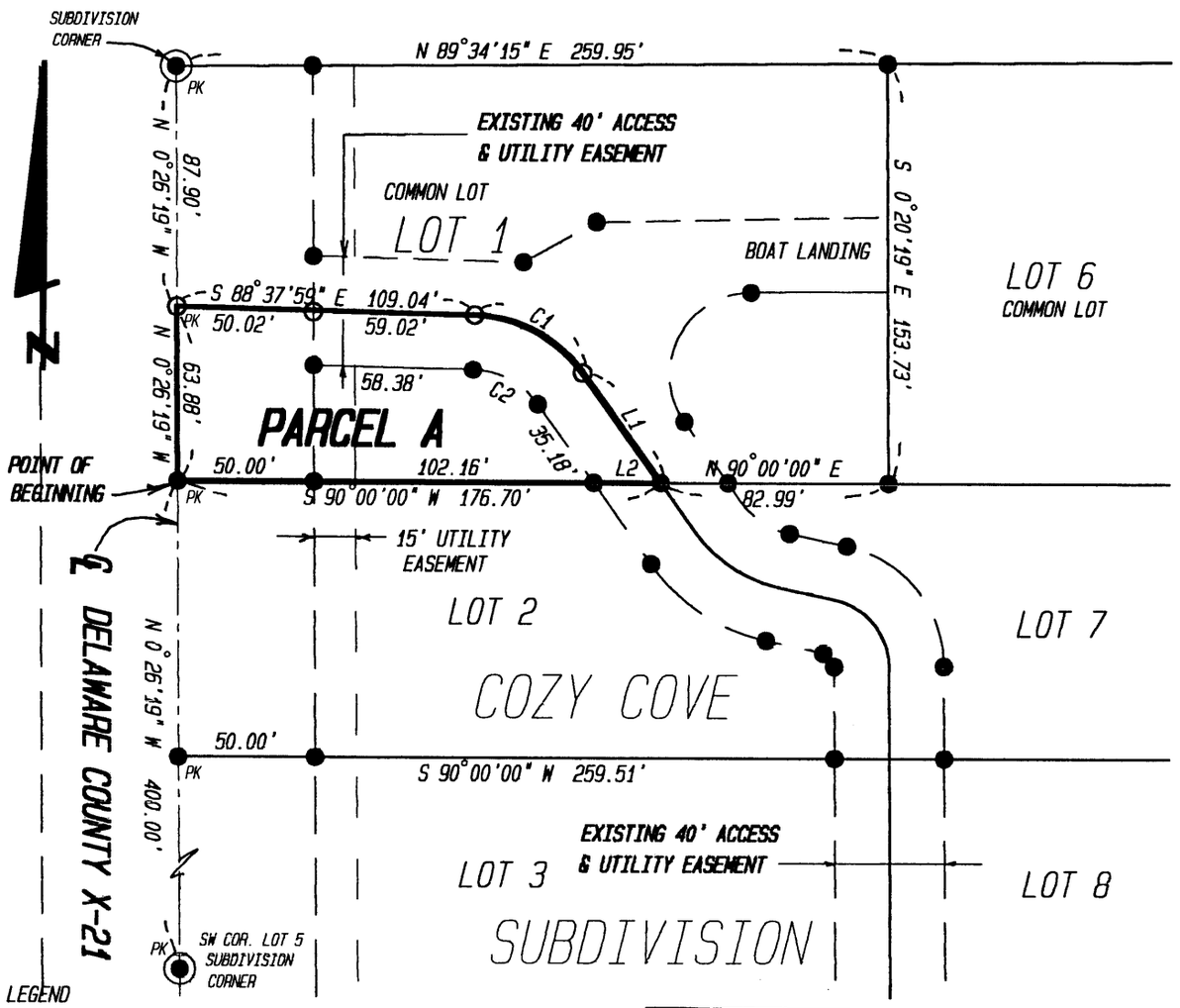
PREPARED BY WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 PHONE 319 855 2028

PLAT OF SURVEY

PARCEL A PART OF LOT ONE (1) OF COZY COVE SUBDIVISION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), SECTION FIFTEEN (15), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	46.44	53°13'10"	50.00	44.79	S 62°01'24" E
C2	27.87	53°13'10"	30.00	26.87	N 62°01'24" W

LINE	BEARING	DISTANCE
L1	S 35°24'49" E	49.40
L2	N 90°00'00" E	24.54



LEGEND

- PARCEL BOUNDARY SURVEYED
- ○ SET 1/2" IRON ROD W/RLS CAP 12642
- ● FOUND EXISTING MONUMENT
- LOT LINE ESTABLISHED
- (RA) RECORDED AS
- ○ PK SET PK NAIL W/ALUM DISK #12642
- ○ WC WITNESS CORNER
- FENCE LINE

PARCEL A ACREAGE	TOTAL	R.O.W.	NET
	0.22	0.07	0.14

60.0' 0' 60.0' 120'

SCALE: 1" = 60.00'

DATE OF SURVEY: 7/5/95, 7/18/96

SHEET 1 OF 3

PROPRIETORS: DAVE FINK

REGISTERED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

Wm. Burger LandSurveyors

510 3rd Street West Court
Worthington, Iowa 52078

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY REGISTRATION EXPIRES 12/31/96

William H. Burger 8/6/96

WILLIAM H. BURGER #12642 DATE

DATE 8-16-96 BOOK 8 PAGE 1

LEGAL DESCRIPTION

PARCEL A -- Part of Lot One (1) of Cozy Cove Subdivision of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) , Section Fifteen (15) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa , as recorded in the Office of the Delaware County Recorder Plat Book 7 , Page 156 ; containing a total of 0.22 acres including 0.07 acres of public road right of way , subject to easements of record and more particularly described by metes and bounds as follows:

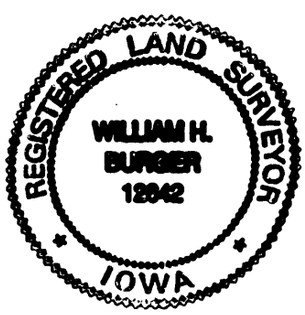
Beginning at the Northwest corner of Lot Two (2) of Cozy Cove Subdivision of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) , Section Fifteen (15) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa , as recorded in the Office of the Delaware County Recorder Plat Book 7 , Page 156 ; thence North 00°-26'-19" West 63.88 feet along the West line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) , Section Fifteen (15) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa ; thence South 88°-37'-59" East 109.04 feet to a point of curvature; thence along a circular curve concave Southwesterly for a Arc length of 46.44 feet , said Arc having a Radius of 50.00 feet, a chord bearing of South 62°-01'-24" East and a chord length of 44.79 feet to a point of tangency; thence South 35°-24'-49" East 49.40 feet to the Northeasterly corner of said Lot Two (2); thence South 90°-00'-00" West 176.70 feet along the North line of said Lot Two (2) to the POINT OF BEGINNING ; containing a total 0.22 acres including 0.07 acres of public road right of way subject to easements of record . The South line of Lot One (1) of Cozy Cove Subdivision of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) , Section Fifteen (15) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa , as recorded in the Office of the Delaware County Recorder Plat Book 7 , Page 156 ; is assumed to bear South 90°-00'-00" West .

SURVEYORS CERTIFICATE :

I hereby certify that this survey and plat was made by me or under my direct personal supervision , and that I am a duly Registered Land Surveyor under the laws of the State of Iowa. All monuments were set or will be set within one year of the date this plat is recorded.

William H. Burger 8/6/96

William H. Burger Date Reg. No. 12642



OWNERS ACKNOWLEDGMENT

WHB

I (We) ___ Dave Fink of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Dave Fink

WHB

STATE OF IOWA
COUNTY OF Delaware

On this 25th day of July A. D. 19 96 before me, a Notary Public in and for said County, personally appeared Dave Fink, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for said County

LARRY R. HILLERS
MY COMMISSION EXPIRES
4-7-99

Sheet 3 of 3

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